

Houghton Area Master Plan (HAMP)
Citizen's Review Committee (CRC)
Meeting Summary of October 14, 2003

CRC members attending: Margaret Fowler, Cathy Rex, Suzanne Miles, Frank Salbego, Jeff Simms, Al Wiruth for Michael Tone, Phil Swaim, Lex McGraw, Frank Wilczek, Dale Calvert, Ken Abrahams

CRC members absent: John Grabo, Tony Novelli, Curtis Lueck, John Macko, Peter Backus, Brent Davis, Mark Frederickson, Carl Maass, Ray Schneider, Roy Schoonover, James/Betty Shinn, Linda Morales, Sandie Jacobson. Margie Hildebrand, Thomas Sayler-Brown, Sheila Enos, Peggy Nolt, Suzanne Bott, Sarah Craighead

Technical Advisory Team members attending: Frank Souza, Calvin Baker, Mark Crum

Interested Parties: Joe Yee

Others: Eve Thorburn, Ward 2 Office

Opening

Facilitator Freda Johnson opened the meeting at 6:05 PM. She led a round of introductions, and then reviewed the proposed agenda for the special meeting. She asked for comments on the September 9, 2003 Meeting Summary. The summary was accepted by general agreement as it was distributed.

Review and Discussion of HAMP Plan Outline

People were invited to ask questions or comment on the HAMP Plan Outline as mailed to everyone. Frank Salbego asked about the nature of attachments. Michael Wyneken said that these will likely be research reports and other background information referenced in the report. Lex McGraw asked about guidelines for runoff, floodplains and flood control. Michael said that two City ordinances govern washes and that washes in the HAMP will be treated consistently with one or the other of these. The ordinances are the WASH Ordinance and the ERZ (Environmental Resource Zone) Ordinance. In general, wash protection in the City is under City authority.

Discussion took place about transportation in response to comments by Frank Salbego about the need to know densities in the HAMP to anticipate needed transportation facilities. Michael said that land available for development will be identified after the floodplain study is completed. He said that he envisions a range of densities.

Al Wiruth asked for clarification about area plans referred to in the September summary and about the relationship of the HAMP to the Joint Land Use Study (JLUS) with Davis Monthan Air Force Base. Michael said that approved developments will not be affected by the HAMP and that the HAMP will be consistent with the JLUS effort.

Continuing comments about the HAMP Outline were made by Cathy Rex who asked that communication facilities (#7 under Public Facilities in the section Strategy for Future Development on page 3) be specific as cable, phone, and high speed internet. Another request from Cathy was to add Wastewater Treatment Facilities under public facilities. Al Wiruth asked that reclaimed water systems be included in the outline.

Cathy Rex commented that the outline is an excellent product and very useful to the Committee.

Review and Discussion of Aerial Map

Michael Wyneken presented the aerial map showing boundaries of the HAMP, of State Lands and other features. He pointed out that State, City and National Park areas were displayed in different colors. He said that the scale of the map can be adjusted in the future to show more detail. In response to a question, he said that the eastern boundary of the HAMP follows City limits. Frank Salbego asked if the City was planning to annex any areas further east. Michael responded by saying that there have been discussions about this in the past but that there is nothing active planned now. Michael described some potential roadway connections to the east and he said that a possible north-south parkway will be considered. In conclusion, Michael showed the boundary of the potential State Land sale. He introduced Greg Keller to bring the CRC up to date on State Land activities.

Status of Litigation Regarding Wolfswinkel Property

Greg Keller said that litigation regarding the Wolfswinkel property is ongoing and that he has nothing new to report about this. With regard to the potential sale of the area he referred to as the Northeast Quadrant (approximately 1500 acres), he said that no date has been set for an auction. He added that it is hoped to be conducted this fiscal year before June 30, 2004. He said that he can bring staff involved in disposition of State Lands to a future CRC meeting when there is more clarity in the situation. He commented that there is hope that a point of convergence will occur between the HAMP and the State Land sale. In response to a question, Greg said that the sale date is set by the State Land Department Commissioners.

Other Discussion

Frank Salbego asked about the status of sand and gravel leases in the project area. Response was made that leases are honored unless agreement is reached to discontinue them. Phil Swaim asked about the status of the proposed purchase of Fantasy Island, a 300-acre area. Greg said that this is a Special Land Use Permit (SLUP) that is being applied for renewal. A right-of-way permit has been filed as well. Copies of these documents will be provided by Greg to Michael Wyneken.

The area in the HAMP identified as Formerly Used Defense Sites was described by Michael. He said that testing and remediation is needed in this area and that this is to be done by the US Army Corps of Engineers.

Al Wiruth asked about the northwest corner of Houghton and Valencia which is not in the Wolfswinkel parcel. This area is reserved for commercial use according to Greg Keller and he said that a long term lease would be issued anywhere from 25-99 years depending on the type of facility.

Flow Chart Update and Future Meetings

Michael Wyneken said that work is roughly a week or two behind but that staff will be ready to meet with the CRC in November and December. After discussion, it was agreed to meet Tuesday, November 18 followed by meetings December 2 and 9. He said he wants to keep up the momentum on the project and get general direction from the CRC. The project must be ready to go the Planning Commission in April 2004 after which two public hearings would be conducted by the Planning Commission before submitting the Plan to Mayor and Council in June. By general agreement, the November and December meetings will begin at 5:30 p.m. and people can expect refreshments for a light meal.

Phil Swaim expressed appreciation for working towards consensus on the basic infrastructure of the HAMP> He said he believes there is a potential challenge and suggested a special session with the Planning Commission and Mayor and Council or their aides.

Ken Abrahams said that the tentative outline is a step in the right direction. He asked when the CRC would see draft policies and maps. Michael responded by saying that these materials will be coming to the CRC in November and December. Ken urged that draft policies be put on the table as a catalyst for discussion.

Frank Salbego asked for a directory of acronyms.

Several people said they need material before meetings and appreciate the effort made to prepare for this meeting.

Mark Crum said that he cannot distinguish colors and recommends that different areas on maps be distinguished with patterns if possible.

Margaret Fowler said that she appreciates the extra meetings and is clear about the CRC mission and her role.

Adjournment

The meeting adjourned at 7:25 p.m.